

MOUNTAIN EMPIRE

2000 Census Population.....101

Community 2020 Target.....361

April 2004 WC Map Population240



APRIL 2004 WORKING COPY MAP

The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities. It was also important to recognize the existing patterns of development that established the rural character of the region. There were no village densities proposed within the Mountain Empire subregion balance area, and instead, only Rural Lands designations were assigned to the area.

KEY COMMUNITY ISSUES

- Maintaining agriculture intensity
- Utilize development patterns that are conscience of the region's topography and groundwater constraints

COMMUNITY-SPECIFIC PLANNING RATIONALE

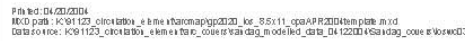
- Due to the area's dependence on both groundwater and septic systems, as well as the rugged topography, significant growth is not anticipated for this area
- Village and Semi-Rural designations are only applied to the areas with historically established development

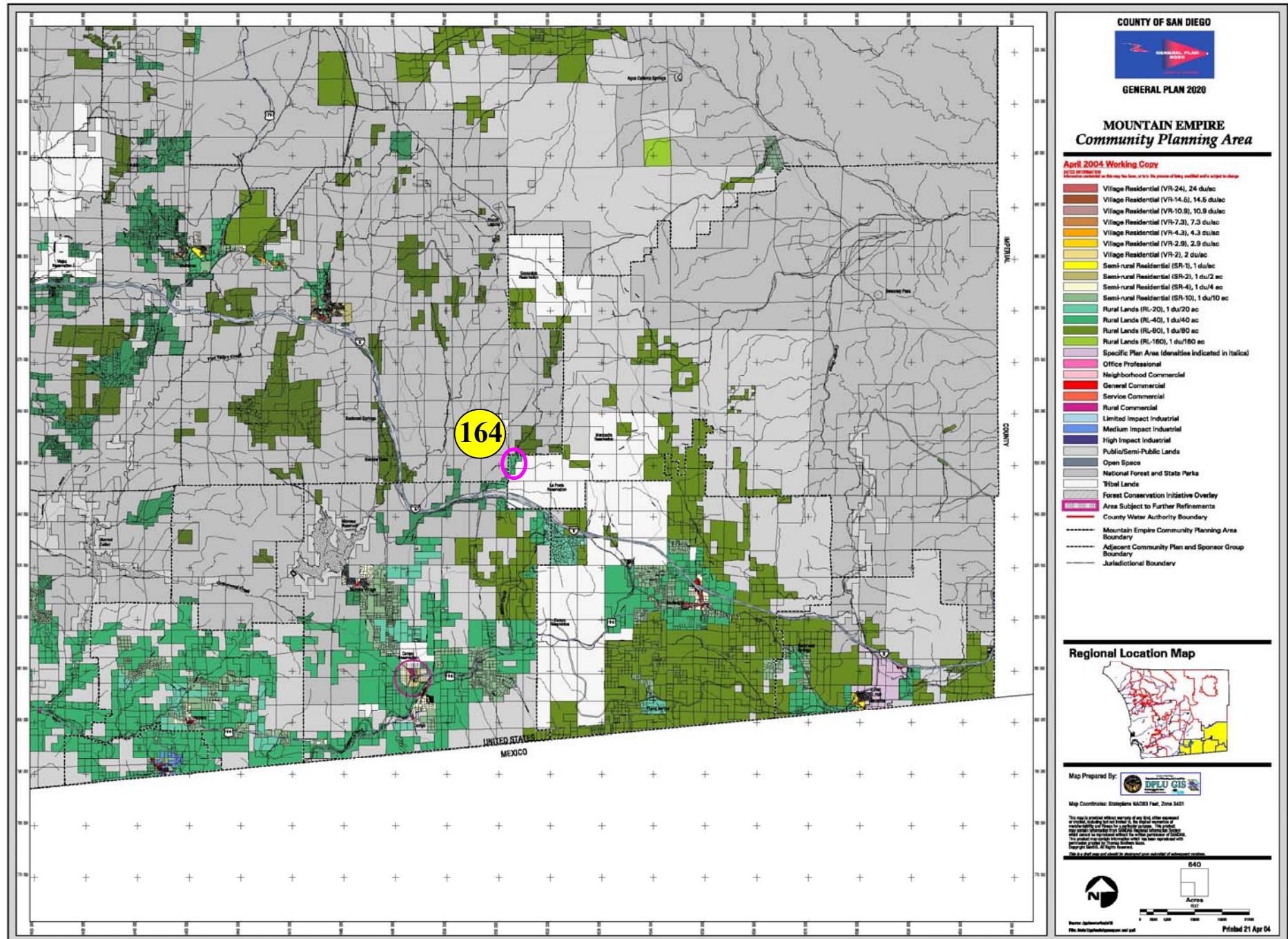
TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 3 lane-miles of roads operating at LOS E or F in the entire Mountain Empire Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$12 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces about 4 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$13 million for the Mountain Empire Subregion.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

164	Dr. Starkey			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Locate growth near infrastructure, services and jobs</i> 		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. The property contains relatively steep areas with major environmental constraints and floodways. The referral is also adjacent to the La Posta Reservation, as well as large amounts of public land.</p>	